This intriguing period property with tremendous potential features a detached "Bible Christian" Methodist Chapel with first floor school room. It occupies a prominent south facing location only 2 miles from the market town of Holsworthy, and about 12 miles from Bude on the North Cornish coast.

O.I.R.O £50,000
Freehold

Anvil Corner Chapel, Anvil Corner, Holsworthy, Devon, EX22 6NR
The "Bible Christian" movement has an interesting local history, being originally founded in 1815 in North Cornwall. The South West, particularly Devon and Cornwall, was its stronghold and it formed a Methodist denomination. This particular Chapel is Grade II listed and dates back to the mid-19th Century. Up until about 2 years ago, it was used for regular meetings but subject to necessary consents would make an outstanding Studio/Workshop (Local Authority: Torridge District Council - 01237 428700). There is no parking with the property but within a few steps there is a council "parking layby".

Situated within a short drive of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

**Anvil Corner Chapel, Anvil Corner, Holsworthy, Devon, EX22 6NR**

**DIRECTIONS TO FIND** From Holsworthy proceed on the A3072 Hatherleigh road for 2.2 miles, until reaching Anvil Corner, where the property will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

**THE PROPERTY COMPRISSES (all measurements are approximate):**

- **STORM PORCH ENTRANCE** Pine door to:

- **MAIN CHAPEL ROOM** 27’11 x 17’7 (8.51m x 5.36m) with a ceiling height of 12’5 (3.78m) 2 arched 16 paned windows to the South facing front elevation. Night storage heater, and wall mounted electric room heater. Coved stained pine ceiling.

- **SIDE ENTRANCE HALL** 14’9 x 7’0 (4.50m x 2.13m) Half glazed door and window to front. Night storage heater.

- **INNER LOBBY** 10’0 x 9’7 (3.05m x 2.92m) Stairs rising to First Floor with cupboard below. Night storage heater.

- **CLOAKROOM 1** Opaque window to side. White low level WC and wash hand basin. "Santon" hot water heater.

- **CLOAKROOM 2** Opaque window to side. White low level WC and wash hand basin. "Santon" hot water heater.

**FIRST FLOOR SUNDAY SCHOOL ROOM** Overall 17’8 x 14’7 (5.38m x 4.45m) 2 arched windows to the South facing front elevation with views to countryside. Night storage heater. Access to roof space. Electric meter cupboard. Door to exterior slate steps.

**OUTSIDE** The area surrounding the chapel comprises stone chippings, and concrete pathways. Running along the perimeter is a low stone wall topped with iron railings with 2 matching gates. There is a short length of timber fencing.

**SERVICES** Mains water and electricity. Private drainage.

**Agents Notes** Bond Oxborough Philips have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
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